



Weldon Crescent | High Heaton | NE7 7JD

Offers Over £185,000



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No Onward Chain

Traditional mid-terraced house

Two bedrooms

Fully fitted kitchen

Southerly facing garden

**Close to shops, amenities,
transport links and local
schools**

RMS | Rook
Matthews
Sayer

A traditional two-bedroom mid-terraced house with a southerly facing garden and ample off-street parking. The property is conveniently located close to shops, amenities, transport links and local schools.

The accommodation briefly comprises an entrance hallway with a staircase leading to the first floor. To the front of the property is a fully fitted kitchen, while to the rear there is a generous sitting room and a large conservatory overlooking the garden.

To the first floor there are two bedrooms, one of which benefits from fitted wardrobes. There is also a useful box room, ideal as a home office, nursery or walk-in wardrobe. The family bathroom features a four-piece suite, including a separate shower. Externally, there is a private southerly facing rear garden, while to the front a double-width driveway provides ample off-street parking.

Further benefits include gas-fired central heating via a combination boiler.

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, double glazed window, hardwood floor, staircase to first floor, understairs cupboard, radiator.

SITTING ROOM 19'9 (max into alcove) x 13'3 into 8'5 (6.02 x 4.04-2.57m)

Double glazed French door, two radiators, laminate floor.

CONSERVATORY 9'7 x 9'7 (2.92-2.92m)

Double glazed window to rear and side, double glazed door, laminate floor.

KITCHEN 13'3 x 7'1 (4.04 x 2.16m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, laminate floor, extractor hood, electric cooker point, space for washing machine, space for dishwasher, wall mounted combination boiler, double glazed window to front.

FIRST FLOOR LANDING

Access to roof space.

BEDROOM ONE 12'8 (into alcove) x 8'5 (3.86 x 2.57m)

Double glazed window to front, radiator.

BEDROOM TWO 12'1 x 11'2 (max into recess) (3.68 x 3.40m)

Double glazed window, fitted wardrobes, radiator.

BOX ROOM 6'7 x 4'5 (2.01 x 1.35m)

Double glazed window to front, fitted shelves, radiator.

FAMILY BATHROOM

Panelled bath, wash hand basin with set in vanity unit, step in shower cubicle, low level WC, heated towel rail, laminate flooring, double glazed frosted window.

FRONT GARDEN

Double width driveway.

REAR GARDEN

Laid mainly to lawn, fenced boundaries, garden shed, southerly facing.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

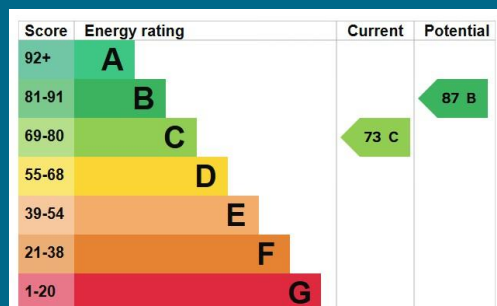
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: C

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



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